



Kestrel View, Bromsgrove
Offers in the Region of £350,000

Features:

- Exceptional, three bedroom detached house
- Commanding views to rear in a private location
- Lounge, dining room, study
- Kitchen/diner & utility room
- Ground floor w.c., ensuite shower and house bathroom
- Garage and 2 car driveway
- Delightful rear garden. Epc rating C
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Description:

A THREE DOUBLE BEDROOM, INDIVIDUALLY DESIGNED DETACHED HOUSE. Set in a rather private location in Lickey End. Easily reachable for both M42/M5 motorway junctions, Bromsgrove town centre, Barnt Green railway station and and both private and state schooling. The property is of generous proportion, featuring an abundance of character with elevated views from the rear. Set out on two floors, the accommodation briefly comprises: Canopied entrance, spacious hallway featuring central wooden staircase with doors radiating to: Well-proportioned study, dual aspect dining room (currently a play room). Guest w.c. Kitchen/diner with door to utility/shower room. The lounge has white oak effect flooring running towards feature patio doors onto the raised decking. The stair case rises to an impressive gallery landing with ample storage to eaves and space for some seating. This floor offers a generous principle bathroom with separate shower, a master bedroom entered via a dressing room, bedroom two with its own en-suite shower room and ample bedroom three. The property layout has the possibilities to adapt for annex use. Outside to front provides off road parking for two cars and access to the integral garage, window to rear and wall mounted replaced central heating boiler. The rear garden is delightful, facing afternoon sunshine, with well thought out decking, mature shrubs and views across Worcestershire.



Details:

Entrance Hallway

Lounge

16' 7" x 12' 1" both max (5.05m x 3.68m)

Dining Room

16' 4" x 10' 8" (4.97m x 3.25m)

Kitchen/Breakfast Room

17' 5" x 9' 11" both max (5.30m x 3.02m)

Study

9' 6" x 7' 1" both max (2.89m x 2.16m)

Utility/shower room

9' 5" x 7' 9" (2.87m x 2.36m)

Guest W.C.

Central stair case leads to a vast gallery landing

Master Bedroom

18' 6" into sloped ceiling x 7' 5" (5.63m x 2.26m)

Dressing Area

5' 6" x 5' 6" (1.68m x 1.68m)

Bedroom 2

15' 5" x 10' 0" (4.70m x 3.05m)

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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Property to sell?

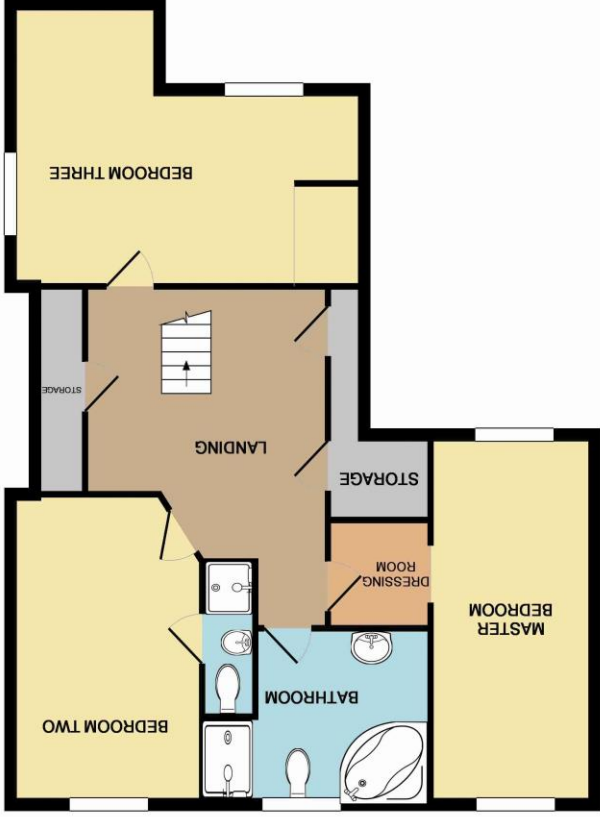
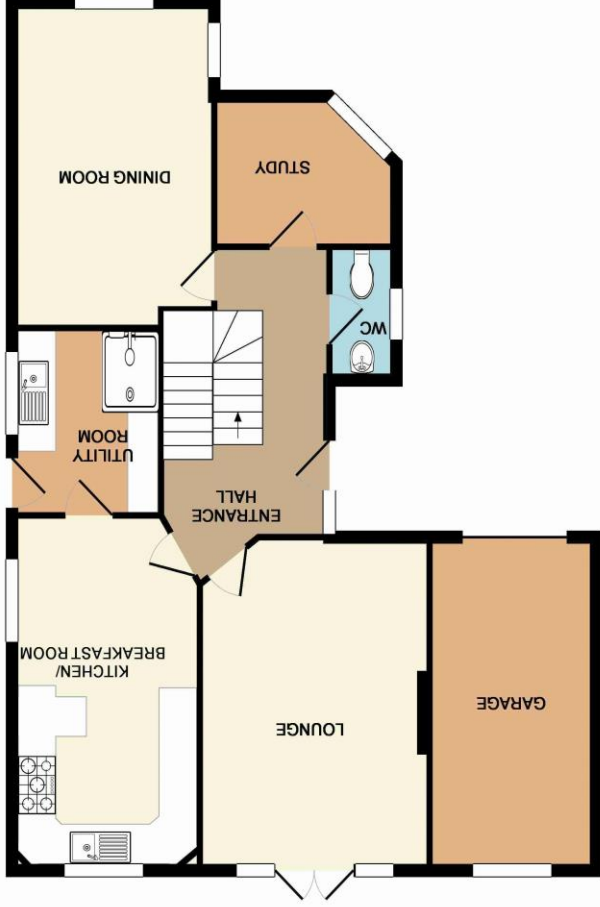
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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



TOTAL APPROX. FLOOR AREA 1863 SQ.FT. (173.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.

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